# WARRANTY DEED

Karen Johnson Davidson County
Batch# 918323 DEEDWARR
09/19/2022 11:27:07 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20220919-0104065

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Boyd W. Maynard, Jr. and Melissa A. Maynard | Same | 051-15-0A-050.00CO |
| (NAME) | (NAME) | |
| 420 Walton Lane I-50 | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20221462 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Shaun Lyons and Colleen Lyons** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Boyd W. Maynard, Jr. and Melissa A. Maynard, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. I-50 together with an undivided interest in the Common Elements of the Quail Creek Homeowner's Association, described in the Master Deed of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee, and being shown on the plat of Quail Creek Condominiums attached thereto as Exhibit "C" to which record reference is hereby made for a more particular description.

BEING the same property conveyed to Shaun Lyons and Colleen Lyons, husband and wife, by Warranty Deed from Tiffany Marie Hermann, unmarried, dated June 9, 2021 and filed of record in Instrument No. 20210618-0082522, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 420 Walton Lane I-50, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of September, 2022

Shaun Lyons

Colleen Lyons, by Shaun Lyons Attorney in fact

Colleen Lyons, BY: Shaun Lyons, Attorney in Fact

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shaun Lyons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of September, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee )
County OF Sumner )

Before me personally appeared Shaun Lyons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Colleen Lyons, and who acknowledged that he/she executed the same as the free act and deed of Colleen Lyons.

Witness my hand, at office, this 16th of September, 2022.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY